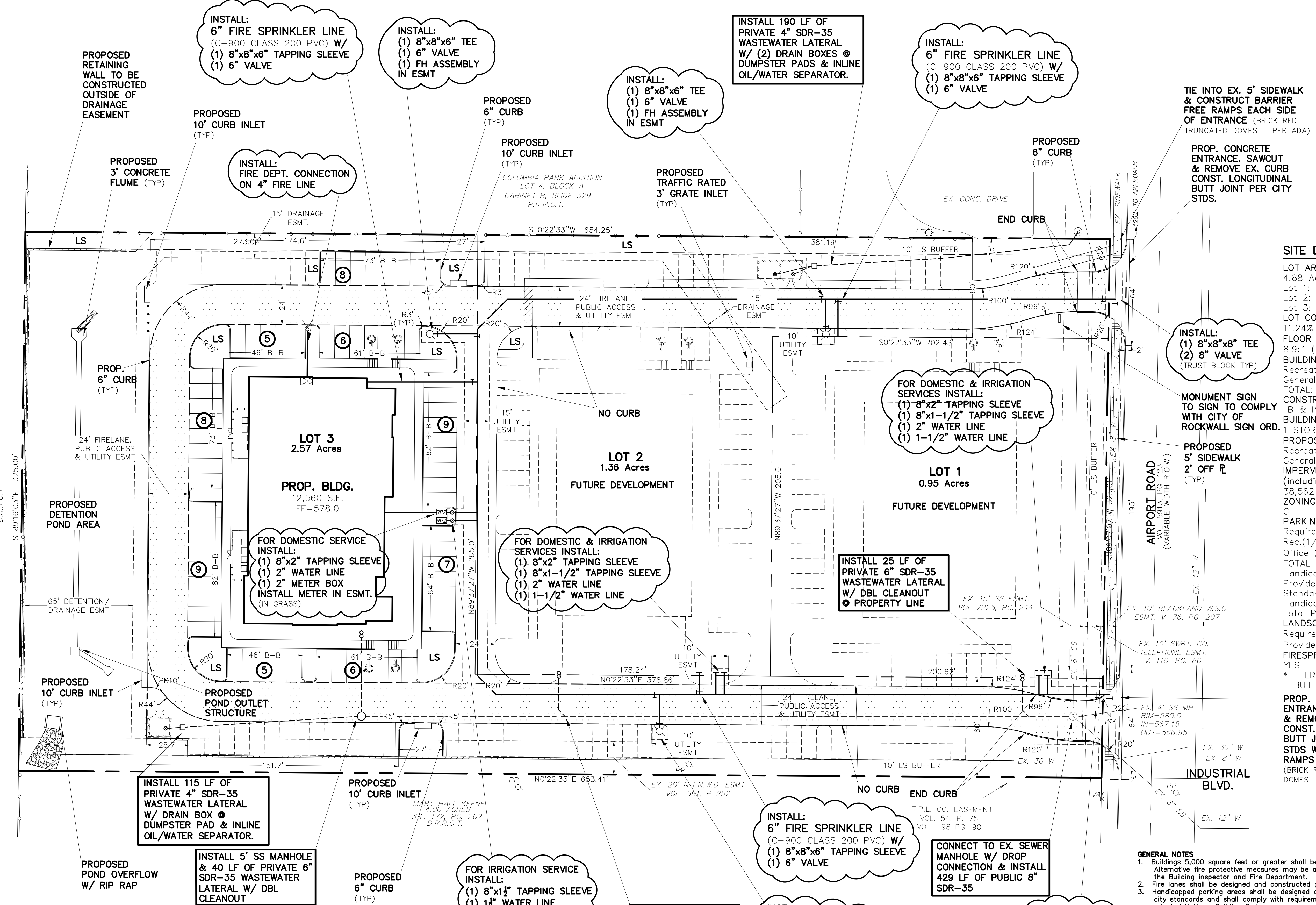


JOSEPH FLUNK  
VOL. 111, PAGE 931  
D.R.R.C.T.



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

#### \*\* NOTICE TO CONTRACTORS \*\*

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

#### NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

#### PAVING NOTES:

- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 5) NO SAND UNDER PAVING.

#### NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

#### WARNING:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

#### GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

#### Offsite BM:

City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.  
Elev=558.72

#### Onsite BM:

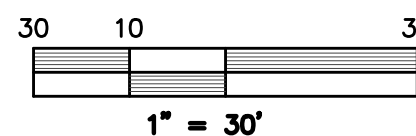
Top rim of sanitary sewer manhole located 35 east of and 17 feet north of the southwest property corner.  
Elev=581.30

#### SITE DATA:

LOT AREA:  
4.88 Acres, 212,491 sq.ft.  
Lot 1: 0.95 Acres, 41,310 sq.ft.  
Lot 2: 1.36 Acres, 59,394 sq.ft.  
Lot 3: 3.09 Acres 111,787 sq.ft.  
LOT COVERAGE:  
11.24% (LOT 3)  
FLOOR TO AREA RATIO:  
8.9:1 (LOT 3)  
BUILDING AREA:  
Recreation Club: 6,488 sq.ft.  
General Office: 6,072 sq.ft.  
TOTAL: 12,560 sq.ft.  
CONSTRUCTION TYPE:  
IIB & IV  
BUILDING HEIGHT:  
1 STORY (23')  
PROPOSED FUTURE USE:  
Recreation Club  
General Office  
IMPERVIOUS AREA  
(including buildings):  
38,562 sq.ft.  
ZONING:  
C  
PARKING:  
Required:  
Rec.(1/250sf) = 32  
Office (1/300sf) = 14  
TOTAL = 46  
Handicap = 2  
Provided:  
Standard=59  
Handicapped = 4  
Total Provided = 63  
LANDSCAPE AREA:  
Required: (15%) 31,874 sq.ft.  
Provided: n/a  
FIRESPRINKLER:  
YES  
\* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

PROP. CONCRETE ENTRANCE. SAWCUT & REMOVE EX. CURB CONST. LONGITUDINAL BUTT JOINT PER CITY STDS W/BARRIER FREE RAMPS @ EACH SIDE (BRICK RED TRUNCATED DOMES - PER ADA)

VICINITY MAP  
NOT TO SCALE



#### LEGEND

---	= PROPERTY LINE
---	= EX. SS
---	= EXISTING SANITARY SEWER LINE
---	= EX. W
---	= EXISTING WATER LINE
---	= EXISTING FIRE HYDRANT
---	= EX. FH
---	= EXISTING WATER METER
---	= EX. PP
---	= EXISTING POWER POLE
---	= EX. LP
---	= EXISTING LIGHT POLE
---	= EX. SS MH
---	= EX. TELEPHONE BOX
---	= EX. EX.
---	= EXISTING
---	= CENTERLINE
---	= PROPOSED
---	= LANDSCAPE
---	= REINFORCED CONCRETE PIPE
---	= MINIMUM
---	= MAXIMUM
---	= PROPOSED FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2016-015

#### SITE DEVELOPMENT PLAN LANDING POINT

1505 AIRPORT ROAD  
LANDING POINT ADDITION  
Lots 1-3, Blk A, 4.88 ACRES  
City of Rockwall, Rockwall County, Texas 75087

owner  
**Zaph & Ath Properties, LLC**  
1125 Waterside Circle  
Rockwall, TX 75087-6007  
Contact: Steve Arze arze@mac.com

prepared by

**MONK CONSULTING ENGINEERS**  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761


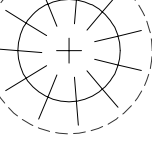
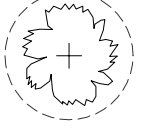
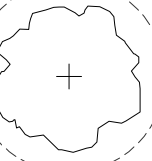
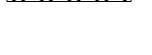

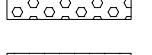
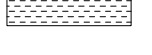
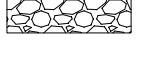


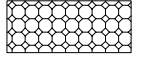
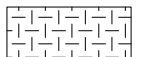
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PROJECT NO.: 2016-07 REG. NO.: F-2567

date:	scale:	sheet:
6/26/17	1"=30'	C101



LANDSCAPE KEY:



MEXICAN FEATHERGRASS  
1 GALLON. 24" O.C. INSTALL HEIGHT ~12". MATURE HEIGHT ~24".

DWARF BOTTLEBRUSH  
3 GALLON. 36" O.C. INSTALL HEIGHT ~24". MATURE HEIGHT ~36".

VARIEGATED SHELL GINGER  
3 GALLON. 48" O.C. INSTALL HEIGHT ~36". MATURE HEIGHT ~60".

BLOOD BANANA PLANT  
3 GALLON. 48" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~96".

MEXICAN BEACH PEBBLES  
3" COVERAGE OVER WEED BARRIER. RANDOM SIZES.

JAPANESE YEW  
3 GALLON. 60" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~144".

CLUMPING BAMBOO  
3 GALLON. 72" O.C. INSTALL HEIGHT ~60". MATURE HEIGHT ~200".

TURF: ZOYSIA JAMMER SOD ADJACENT TO BUILDING)  
(BERMUDA HYDROMULCH ELSEWHERE)

ASIAN JASMINE  
3 GALLON. 60" O.C. INSTALL HEIGHT ~3". MATURE HEIGHT ~8".

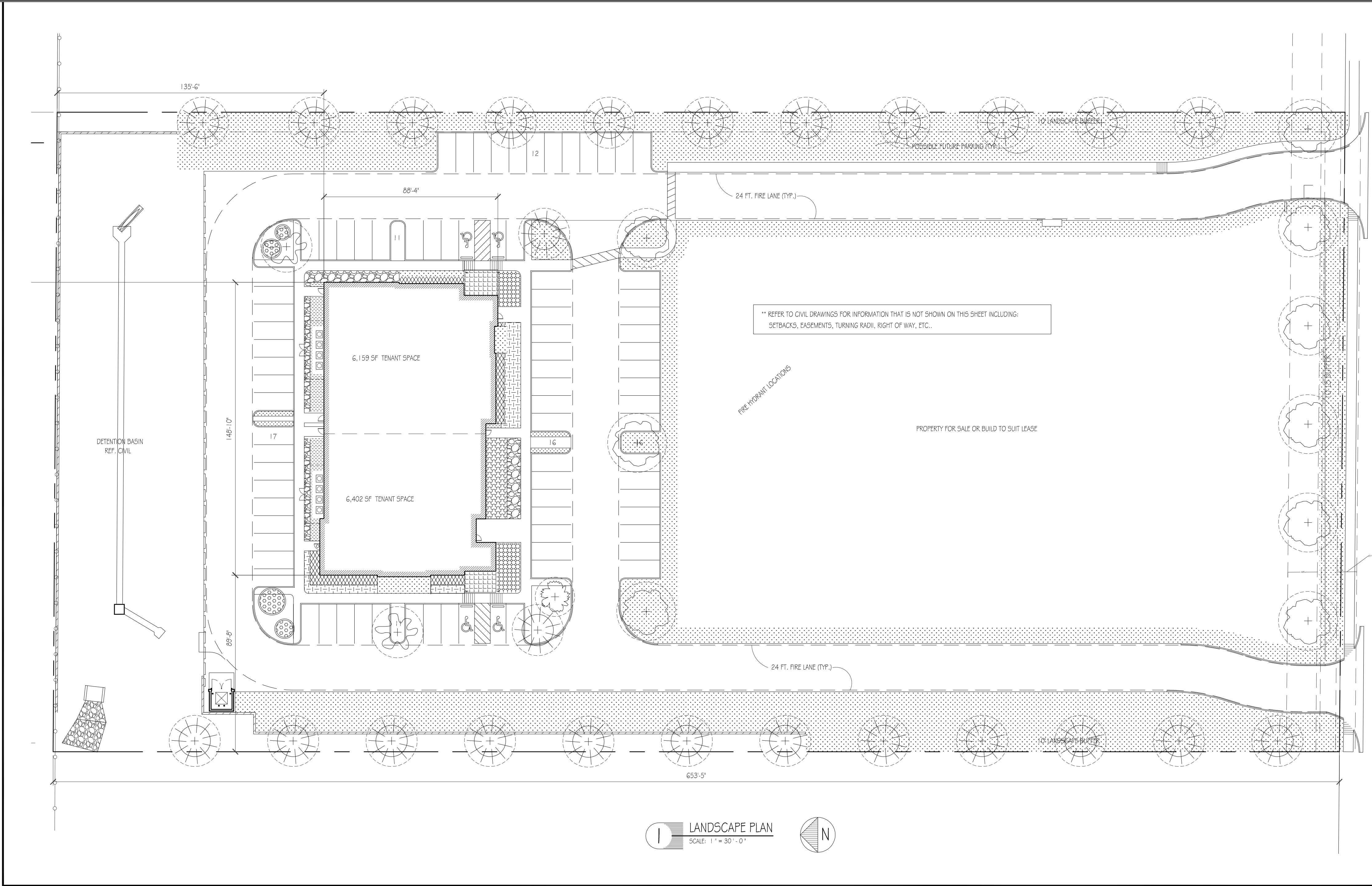
BALD CYPRESS: (STREET TREE)  
100 GALLON. 50" O.C. INSTALL HEIGHT ~12". MATURE HEIGHT ~30".


TEXAS SABAL PALM  
100 GALLON. 50" O.C. INSTALL HEIGHT ~12". MATURE HEIGHT ~30".

TEXAS REDBUD  
100 GALLON. INSTALL HEIGHT ~8". MATURE HEIGHT ~18".

LITTLE GEM MAGNOLIA  
100 GALLON. INSTALL HEIGHT ~12". MATURE HEIGHT ~24".

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED TO "UDC" REQUIREMENTS.

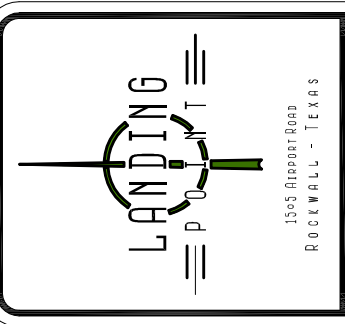




STANLEY C. CROMARTIE, AIA  
TEXAS REG. # 15126  
DATE: 9-7-16  
THIS DOCUMENT MAY NOT  
BE USED FOR BIDDING,  
PERMIT OR CONSTRUCTION  
PURPOSES.  
EXPIRES:  
3/31/18

New Construction of  
**Adventure Sports Facility**

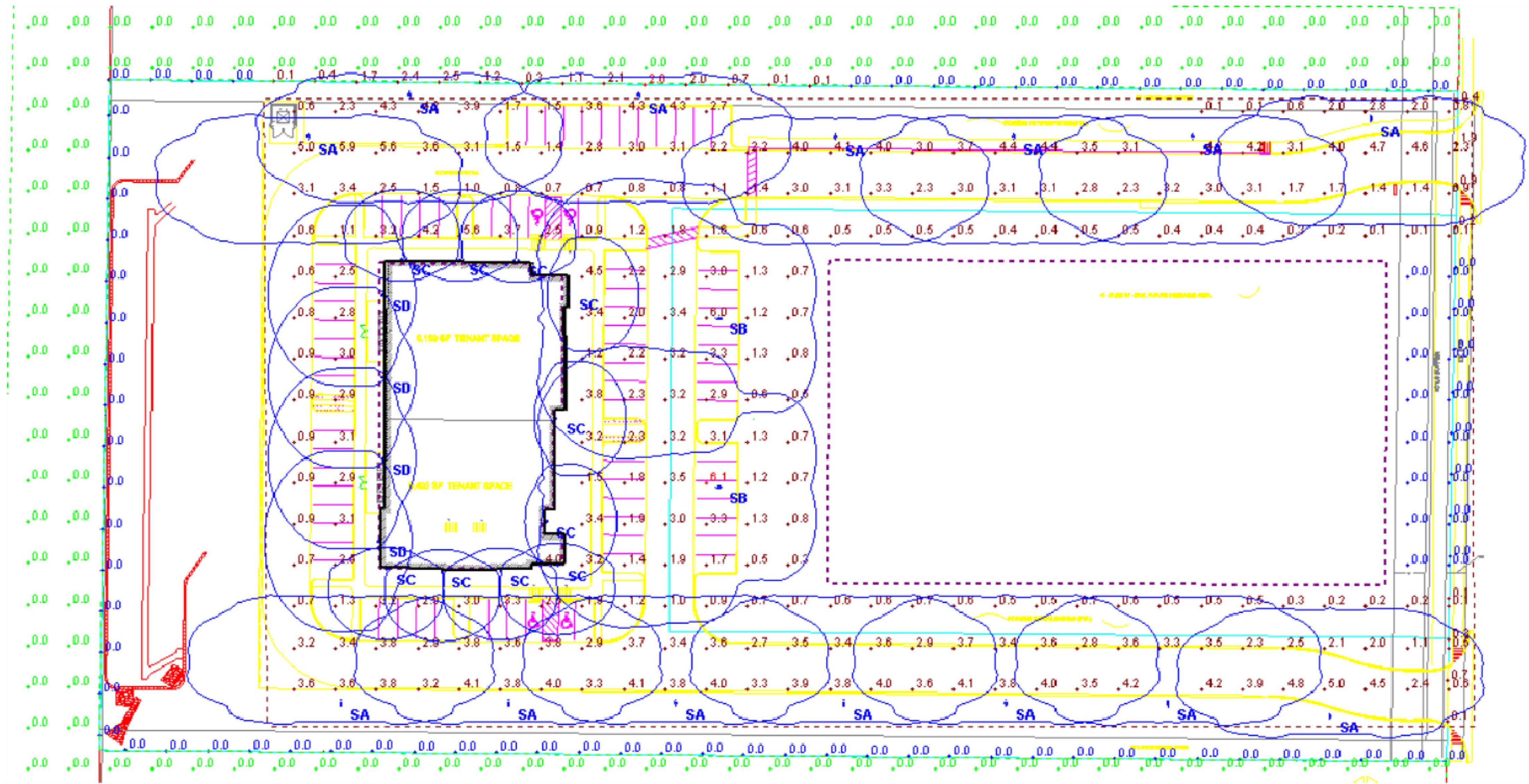
1505 Airport Rd.      Rockwall, Texas 75087



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SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16
SITE PLAN APPROVED BY C.C.	8-15-16
REVISED SITE PLAN SUBMITTAL	6-26-17
LANDSCAPE	
SHEET NUMBER	
LP-1	



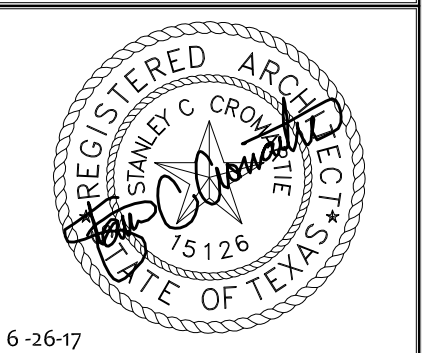


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside Property	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.2 fc	6.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A

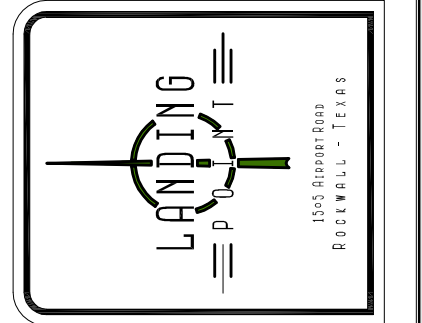
**Note**  
1. Pole height: 20'-0" on 2.5' base  
2. SC height: 12'-0"  
3. SD height: 20'-0"  
4. Calc grid at ground level  
5. Light levels based on initial output

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SD	4	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	LED	1	6609	1	50
	SA	14	Lithonia Lighting	DSX2 LED 80C 530 40K BLC MVOLT SPA	DSX2 LED WITH 80 LEDs @530 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	13189	1	137
	SB	2	Lithonia Lighting	DSX2 LED 80C 700 40K TFTM MVOLT SPA	DSX2 LED WITH 80 LEDs @700mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS	LED	1	21346	1	188
	SC	10	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	3469	1	25

PHOTOMETRICS PLAN  
SCALE: 1" = 30'-0"



New Construction of  
**Adventure Sports Facility**  
1505 Airport Rd.      Rockwall, Texas 75087



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REVISED SITE PLAN SUBMITTAL	6-26-17

PHOTOMETRICS

SHEET NUMBER

PM1.01





1505 Airport Rd.



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REVISIONS	7-27-16
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SITE PLAN APPROVED BY C.C. 8-15-16

REVISÉD SITE PLAN SUBMITTAL 6-26-17

--	--

EXT. ELEVATIONS

SHEET NUMBER

A1.03



MATERIAL PERCENTAGE CALC.	
NORTH	
METAL WALL PANELS (MC) - 9%	
CULTURED BRICK - 7%	
STUCCO - 2%	
FIBER CEMENT SIDING - 1%	
SOUTH	
METAL WALL PANELS (MC) - 5%	
CULTURED BRICK - 15%	
CULTURED STONE - 16%	
FIBER CEMENT SIDING - 4%	
METAL WALL PANEL - 14%	
EAST	
CULTURED STONE - 17%	
CULTURED BRICK - 17%	
METAL WALL PANEL - 60%	
FIBER CEMENT SIDING - 6%	
WEST	
STUCCO - 16%	
CULTURED BRICK - 19%	
FIBER CEMENT SIDING - 12%	
CULTURED STONE - 13%	
METAL WALL - 30%	

\* STAINED CEDAR SOFFITS  
"HICKORY"







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Rockwall, Texas 75087



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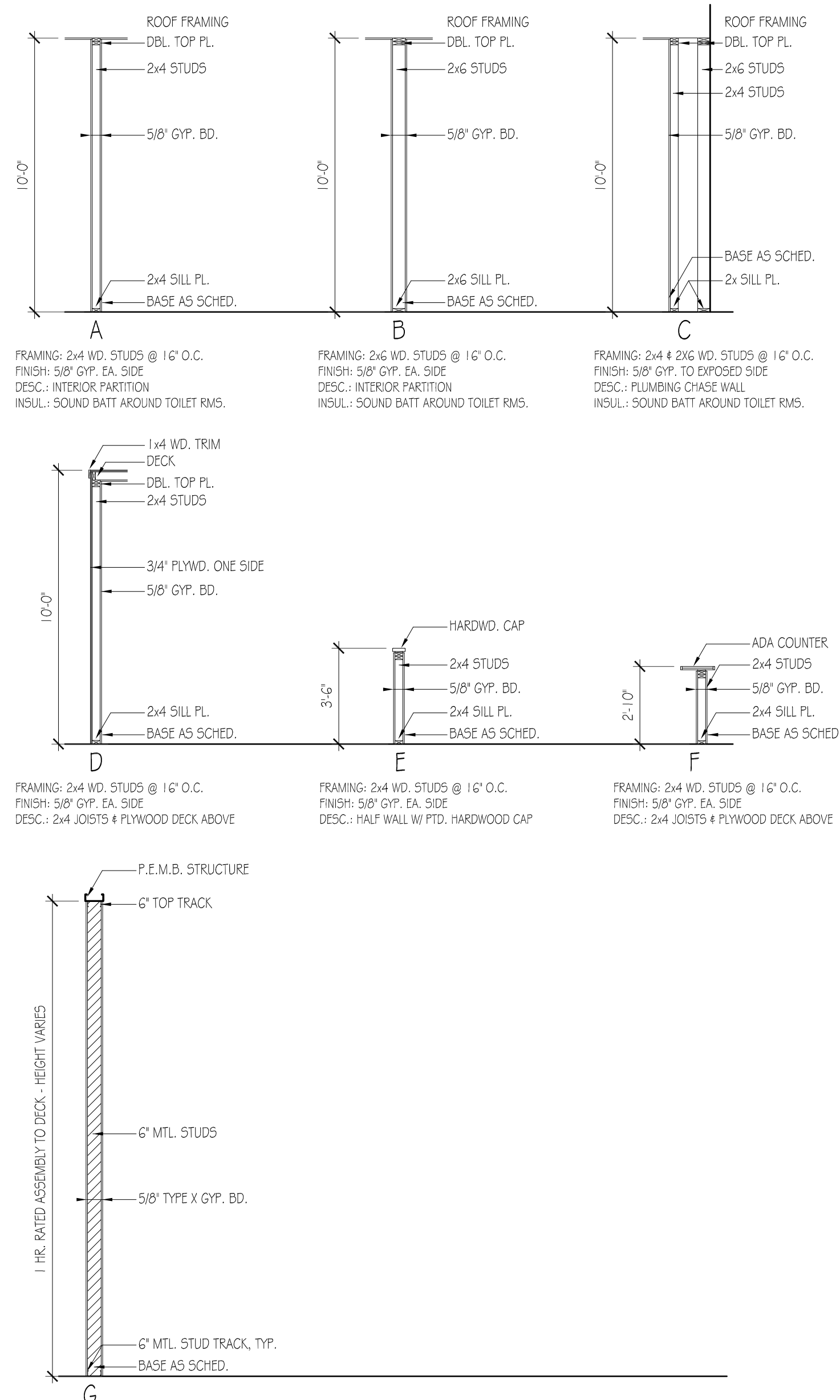
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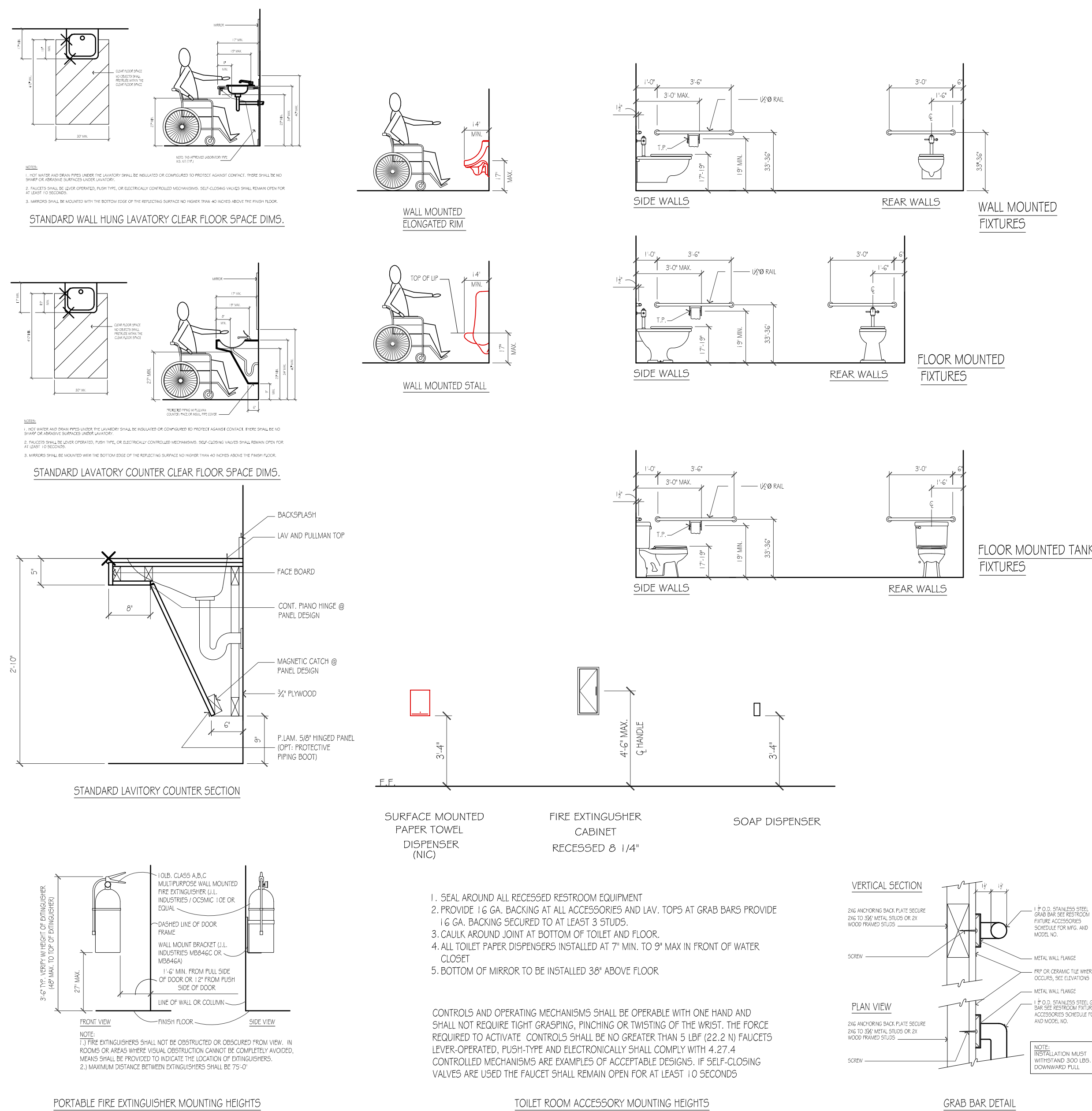
EXT. ELEV. &amp; WALL TYPES

SHEET NUMBER

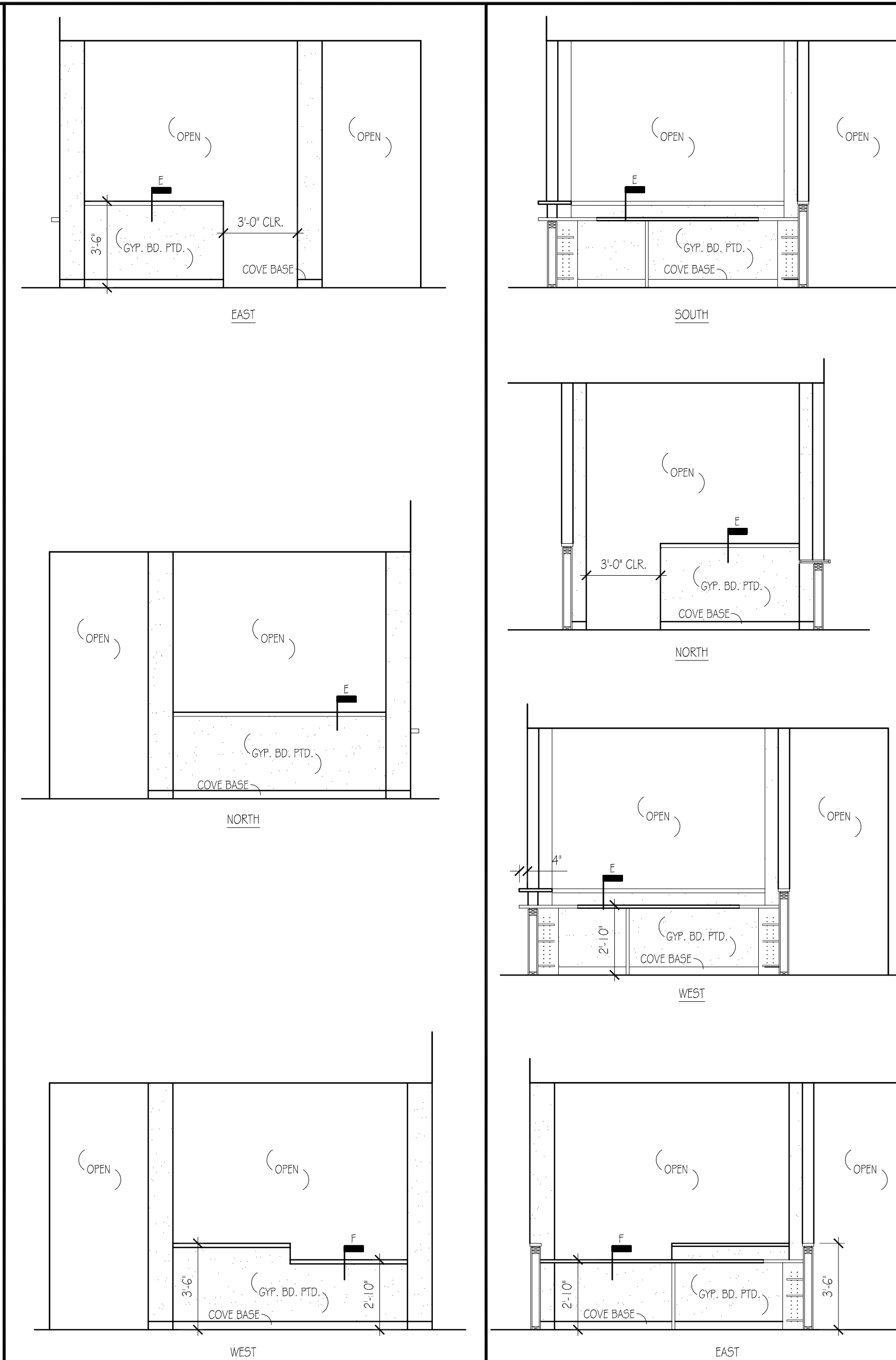
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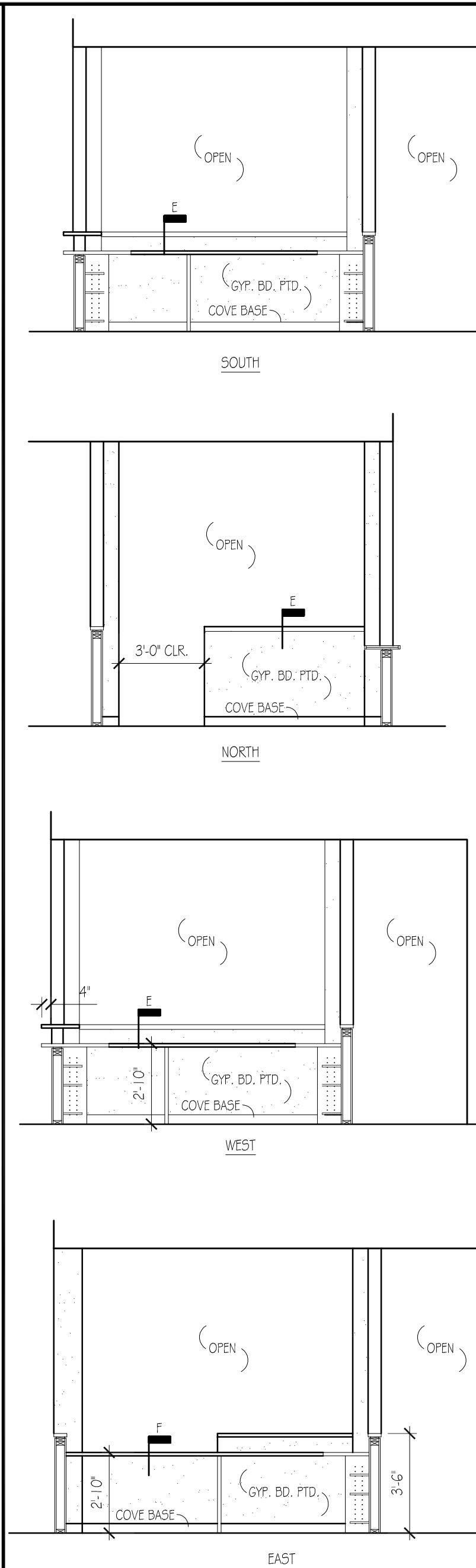
2 WALL TYPES  
SCALE: 1/4" = 1'-0"



### 3 ADA REFERENCE DETAILS



4 INTERIOR ELEVATION - RECEPT. HUT  
SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION - RECEPT. HUT  
SCALE: 1/4" = 1'-0"